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MEMORANDUM

TO: Fred Morley, Chair – Community Design Advisory Committee

CC: Bob Bjerke, Chief Planner & Director, Planning & Development

FROM: Kate Greene, Policy & Strategic Initiatives Program Manager – Planning & Development

DATE: October 20, 2016

SUBJECT: Public Meeting for Planning Application Requests for New Planning Policy in the Regional Centre

The purpose of this memo is to advise the Committee of an upcoming public meeting related to the Centre Plan project.

Throughout the Centre Plan process, HRM staff have continued to receive applications to amend planning policy in the Regional Centre area in support of site specific development proposals. As we have received these requests for new policy, we have aligned our analysis of these proposals with the development of Centre Plan policy research and direction. The attached table provides an overview of the individual application proposals and contains information regarding:

1. their location;
2. the existing land use and built form applicable to the site; and
3. the proposed land use and built form for the site.

As part of our analysis of these applications, and in consideration of the current status of the Centre Plan process, it is now an appropriate time to seek public feedback on each of the proposals. This will take place at a public meeting on December 7th, 2016 at the Atlantica Hotel at 1980 Robie St., Halifax where each development proposal will be presented within the context of the proposed Centre Plan policy.

As CDAC provides a key communication and working link between Community Planning and Economic Development Standing Committee of Regional Council and the community, we wanted to ensure that CDAC was advised of the meeting as well as the individual requests for new policy consideration. If you have any questions, please contact me at greenek@halifax.ca or 902-225-6217.

Attachment A – Formal Requests for New Planning Policy in the Regional Centre

Planning & Development

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Attachment A: Formal Requests for New Planning Policy in the Regional Centre

	Location	Existing land use and built form	Proposed land use and built form
1.	<ul style="list-style-type: none"> Northeast corner Robie. and Duffus Streets, Halifax 	<ul style="list-style-type: none"> 4 existing lots Cousins Restaurant, Needs Convenience store and parking (at corner) 1 detached dwelling on Duffus Street 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 6 storeys at corner, steps down to 4 storeys Ground floor commercial; 3-5 storeys residential On-site parking
2.	<ul style="list-style-type: none"> Southwest corner of Robie and Pepperell Streets, Halifax 	<ul style="list-style-type: none"> Vacant 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 14 storeys at corner, 7 storey base, transitioning to 3 storeys on Pepperell Street Partial ground floor commercial; residential on ground floor to level 14 On-site parking
3.	<ul style="list-style-type: none"> North side Harvey Street, Halifax (rear of the Thomson building located at the corner Barrington and Harvey Streets) 	<ul style="list-style-type: none"> Parking lot for the Thomson building 	<ul style="list-style-type: none"> Residential 6 storeys On-site parking
4.	<ul style="list-style-type: none"> Northwest corner of Victoria Road and South Park Street, Halifax 	<ul style="list-style-type: none"> 3 existing lots 8-storey apartment building (at corner) Two detached dwellings on South Park Street 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) Addition of 9 storey mixed use addition to the existing 8 storey building Convert ground level of existing apartment to commercial space On-site parking
5.	<ul style="list-style-type: none"> South side Spring Garden Road between Robie and Carlton Street, Halifax 	<ul style="list-style-type: none"> 13 existing lots with a mix of two and three-storey commercial and residential buildings 4 municipally-registered heritage properties 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 16 and 30-storey towers on an 8-storey base Base includes 4 levels of commercial and 4 levels of residential, and the towers are residential On-site parking Restoring Heritage buildings on Carlton Street as part of development
6.	<ul style="list-style-type: none"> South side of Chebucto Road, between Beech and Elm Streets, Halifax 	<ul style="list-style-type: none"> 3 existing lots Vacant (former service station) 2 detached dwellings 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 5 storeys Partial ground floor commercial on Chebucto Road; residential ground floor to level 5 On-site parking

	Location	Existing land use and built form	Proposed land use and built form
7.	<ul style="list-style-type: none"> Mid-block Quinpool Road through to Pepperell St, western portion of block bounded by Pepperell, Prescott and Shirley Streets (former Ben's Bakery lands), Halifax 	<ul style="list-style-type: none"> Former Ben's Bakery lands (including a bakery facility, warehouse, and silo building) 	<ul style="list-style-type: none"> Mixed use (residential/ commercial/ institutional) 6 separate buildings Quinpool Rd. and Pepperell St. (north side): 10 storey building with commercial space Levels 1-2; residential units on Levels 3-10 Pepperell St. (south side): block of stacked townhouses; 6-storey Berkeley Seniors' residence Preston St. (east side): block of stacked townhouses Shirley St. (north side): 2 blocks of townhouses
8.	<ul style="list-style-type: none"> South side of Quinpool Road between Oxford and Preston (across from Harvard Street), L-shaped through lot to Pepperell Street, Halifax 	<ul style="list-style-type: none"> Commercial building (McDonald's, Fitness FX, surface parking lot on east side and Pepperell Street side) 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 10 storeys Ground and second floor commercial, 8 storeys residential On-site parking
9.	<ul style="list-style-type: none"> 102 Albro Lake Road, Dartmouth Property is an L-shape with frontage on Albro Lake Road, Victoria Road and Chappell Street. 	<ul style="list-style-type: none"> Two-storey commercial building 	<ul style="list-style-type: none"> Commercial (automotive repair) Proposal to change the use of an existing commercial building
10.	<ul style="list-style-type: none"> Robie Street between Cunard and Compton Streets, Halifax 	<ul style="list-style-type: none"> 7 existing lots with 7 buildings, including 22 residential units and 1000 square feet of commercial space 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 13 storeys Ground floor commercial, 12 storeys residential On-site parking
11.	<ul style="list-style-type: none"> West side of Agricola Street, mid-block between West and Charles Streets, Halifax 	<ul style="list-style-type: none"> 3 existing lots with 10 residential units and non-conforming commercial space 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 5 storeys Ground floor commercial, 4 storeys residential On-site parking
12.	<ul style="list-style-type: none"> Property fronting south side Bayers Road and through to north side Young Street, between Oxford and Connolly Streets (not corner lots), Halifax 	<ul style="list-style-type: none"> 15 lots with 14 buildings, 20 apartment units, 9 single detached dwellings, 4,700 square feet of commercial space 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) Two separate buildings Building A (Bayers Rd.): 5 storeys; ground floor commercial, 4 storeys residential units Building B (Young St.): 3 storeys residential Internal courtyard On-site parking

	Location	Existing land use and built form	Proposed land use and built form
13.	<ul style="list-style-type: none"> Through lot Kaye Street to Young Street, mid-block between Gottingen and Vincent Streets, Halifax 	<ul style="list-style-type: none"> United Memorial Church 	<ul style="list-style-type: none"> Residential 7 storeys On-site parking
14.	<ul style="list-style-type: none"> Southeast corner of Robie and College Streets, along College St and including two properties on Carlton St., Halifax 	<ul style="list-style-type: none"> 6 lots with 6 buildings, 65 total residential units on Robie and College Streets. Three municipally-registered heritage properties 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) 20 and 26-storey towers on a 4-storey base Ground floor commercial, upper floors are residential Move heritage building (5959 College Street) to the rear yard of 1452 Carlton Street (also a heritage building)
15.	<ul style="list-style-type: none"> West side of Wellington Street between Lundys Lane and South Street, Halifax Immediately north of Peter Green Hall 	<ul style="list-style-type: none"> 6 lots with 6 detached houses 	<ul style="list-style-type: none"> Residential 11 storeys On-site parking
16.	<ul style="list-style-type: none"> Northeast corner of Victoria Road and Queen Street, Dartmouth 	<ul style="list-style-type: none"> Vacant (formerly detached dwellings) 	<ul style="list-style-type: none"> Residential 15 storeys On-site parking
17.	<ul style="list-style-type: none"> West side of Canal Street, north of King's Wharf and east of Alderney Drive and the Shubenacadie Canal, Dartmouth 	<ul style="list-style-type: none"> Vacant (former marine/industrial site) 	<ul style="list-style-type: none"> Mixed use (residential/ commercial) Two towers on a shared underground parking podium Building A: 18 storeys residential Building B: 21 storeys residential and partial ground floor commercial space with access at Canal Street
18.	<ul style="list-style-type: none"> South side of Harvey Street through to the north side of South Street, between Barrington and Church Streets 	<ul style="list-style-type: none"> 3 existing lots with 4 residential buildings Existing municipally-registered heritage building on South Street 	<ul style="list-style-type: none"> Residential 8 storeys with a 3 storey base on Harvey Street On-site parking Retention of heritage resource fronting South Street